

PROPERTY LOCATION

No	Alt No	Direction/Street/City
154		PHEASANT AVE, ARLINGTON

OWNERSHIP

Owner 1:	CARLSON CHRISTOPHER & AMY		
Owner 2:			
Owner 3:			
Street 1:	154 PHEASANT AVE		
Street 2:			
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	Own Occ: Y
Postal:	02474	Type:	

PREVIOUS OWNER

Owner 1:	WILSON ALEXANDER B -		
Owner 2:	-		
Street 1:	154 PHEASANT AVE		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	
Postal:	02474		

NARRATIVE DESCRIPTION

This parcel contains .154 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1964, having primarily Wood Shingle Exterior and 1778 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

[illegible]

Total AC/HA:	0.15354	Total SF/SM:	6688	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	434,448	Spl Credit	Total:	434,400
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	6688.000	305,600		434,400	740,000		59439
							GIS Ref
							GIS Ref
Total Card	0.154	305,600		434,400	740,000	Entered Lot Size	
Total Parcel	0.154	305,600		434,400	740,000	Total Land:	
Source: Market Adj Cost		Total Value per SQ unit /Card:		416.20	/Parcel: 416.20	Land Unit Type:	Insp Date
							09/05/17

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date		
2022	101	FV	305,600	0	6,688.	434,400	740,000		Year end	12/23/2021	PRINT	
2021	101	FV	297,100	0	6,688.	434,400	731,500		Year End Roll	12/10/2020		
2020	101	FV	297,000	0	6,688.	434,400	731,400	731,400	Year End Roll	12/18/2019	12/30/21	05:40:56
2019	101	FV	230,000	0	6,688.	440,700	670,700	670,700	Year End Roll	1/3/2019	LAST REV	
2018	101	FV	230,000	0	6,688.	328,900	558,900	558,900	Year End Roll	12/20/2017		
2017	101	FV	222,700	0	6,688.	297,900	520,600	520,600	Year End Roll	1/3/2017	05/24/18	08:48:5
2016	101	FV	222,700	0	6,688.	285,500	508,200	508,200	Year End	1/4/2016	danam	
2015	101	FV	218,300	0	6,688.	242,000	460,300	460,300	Year End Roll	12/11/2014		

SALES INFORMATION

TAX DISTRICT

[illegible]

PAT ACCT.

BUILDING PERMITS

[illegible]

ACTIVITY INFORMATION

Date	Result	By	Name
9/5/2017	Measured	DGM	D Mann
9/5/2017	Permit Visit	DGM	D Mann
9/5/2017	Left Notice	DGM	D Mann
5/13/2014	External Ins	PC	PHIL C
1/29/2014	Info Fm Prmt	EMK	Ellen K
12/5/2008	Meas/Inspect	163	PATRIOT
11/6/2000	Hearing N/C	201	PATRIOT
4/20/2000	Inspected	276	PATRIOT
1/26/2000	Mailer Sent		

Sign: VERIFICATION OF VISIT NOT DATA ____/____/____



Patriot
Properties Inc.

USER DEFINED

Prior Id # 1:	59439
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

